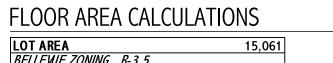
# **Vicinity Map**





LOT AREA	15,061
BELLEWE ZONING R-3.5	
CTRUCTURE	
STRUCTURE	
EXIST. FINISHED BASEMENT FLOOR AREA	1,640
EXIST. FIRST FLOOR AREA	1,640 4,120
EXIST. ATTACHED GARAGE	740
	'

PROPOSED DECK EXPANSION AT 15' ABOVE EXISTING GRADE NEW DECK AREA WILL BE OPEN-JOINT DECKING

STEEP

AREA

EXIST. DECK

EXIST. SINGLE-FAMILY RESIDENCE

WVWV

STEEP SLOPE

EXIST. ROOF DECK OVER BASEMENT LIVING AREA

LOT AREA	15,06 <sup>-</sup>
CRITICAL AREA	4,362
NET LOT AREA	4,367 10,699

LOT COVERAGE		
NET LOT AREA	10,699	
(MAX. ALLOWABLE)	5,271	35
EXIST. PRIMARY ROOF AREA	4,171	
EXIST. DECK	143	
PROPOSED RAISED DECK ADDITIONS	490	
TOTAL LOT COVERAGE	4,804 =	32

IMPERVIOUS SURFACE AREA		
(MAX. ALLOWABLE)	6,777	45%
EXIST. IMPERMOUS SURFACE		
EXIST. ROOF	4,171	
EXIST. DRIVEWAY	808	
EXIST DECK	143	
TOTAL EXIST. IMPERMOUS SURFACE AREA	5,122 =	34%
NEWRAISED DECK AREA	490	
COMPLETED IMPERVIOUS SURFACE	5,612 =	37%
NET NEW AND REPLACED	490	

#### PROJECT INFORMATION

PROJECT ADDRESS: 17232 SE 43RD ST. BELLEVUE, WA 98006

PROJECT OWNER: SCOTT AND MEREDITH KEPRON

TAX ASSESSOR'S PARCEL NO.: 750450-0080 LEGAL DESCRIPTION:

ST FRANCIS WOOD POR LOTS 7-8 LW WLY OF LN DAF BEG SW COR SD LOT 7 TH N 68-33-55 E 2.65 FT TH N 19-34-28 E 70.46 FT TH N 20-47-13 W 21.01 FT TO N LN SD LOT 8 & TERM SD LN PER KC SUBDIVISION EXEMPTION #L99M0014 DTD 5-8-99

PLAT LOT 7-8 PROJECT DESCRIPTION:

1. CONDITIONAL AREA LAND USE PERMIT IS REQUESTED FOR AN EXPANSION OF THE EXISTING RAISED DECK AREA AS SHOWN ON SITE PLAN.

# PROJECT DIRECTORY

DAVID GILCHRIST ARCHITECT, LLC 114 157TH AVE NE BELLEVUE, WA 98008 CONTACT: DAVID GILCHRIST 425-417-8492

GEOTECHNICAL ENGINEER: GEOTECH CONSULTANTS, INC. 2401 10TH AVE E SEATTLE, WA 98102 CONTACT: MARC MCGINNIS 425-747-5618

STRUCTURAL ENGINEER:

SURVEY ENGINEER TERRANE LAND SURVEYORS
101801 MAIN ST. SUITE 12 BELLEVUE, WA 98004
CONTACT: EDWIN GREEN 425-458-4488

ENVIRONMENTAL CONSULTANT ALTMAN OLIVER ASSOCIATES
P.O. BOX 578 CARNATION, WA 98014
CONTACT: JOHN ALTMAN 425-941-4321

## ZONING INFORMATION

BELLEVUE ZONING: R-3.5 CONSTRUCTION TYPE: V R-3 (SINGLE FAMILY RESIDENCE) OCCUPANCY:

# TREE REMOVAL INFORMATION

1. NO SIGNIFICANT TREES ARE TO BE REMOVED.

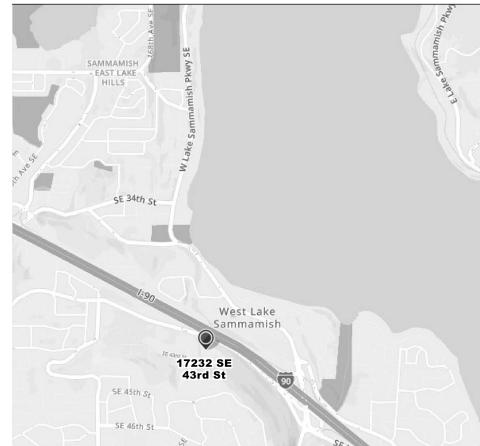
## CLEARING AND GRADING

1. NO CLEARING, GRADING OR EXCAVATION REQ'D FOR THE PROPOSED SCOPE OF WORK.
2. NO NEW FILL
3. EXISTING GRADE IS TO REMAIN UNCHANGED AT PROPERTY LINES AND AT BUILDING PERIMETER.

### VICINITY MAP

STEEP

SLOPE AREA



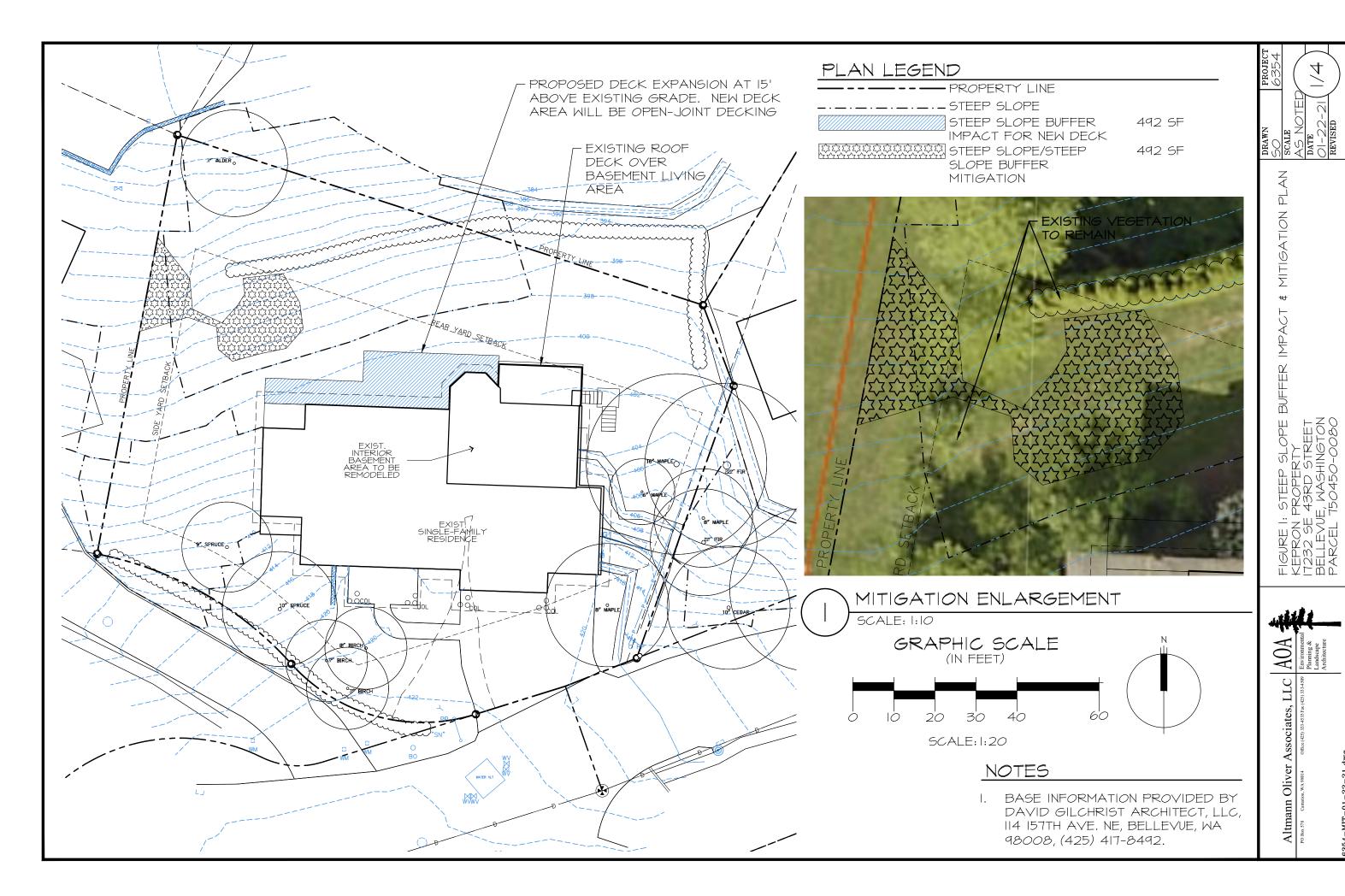


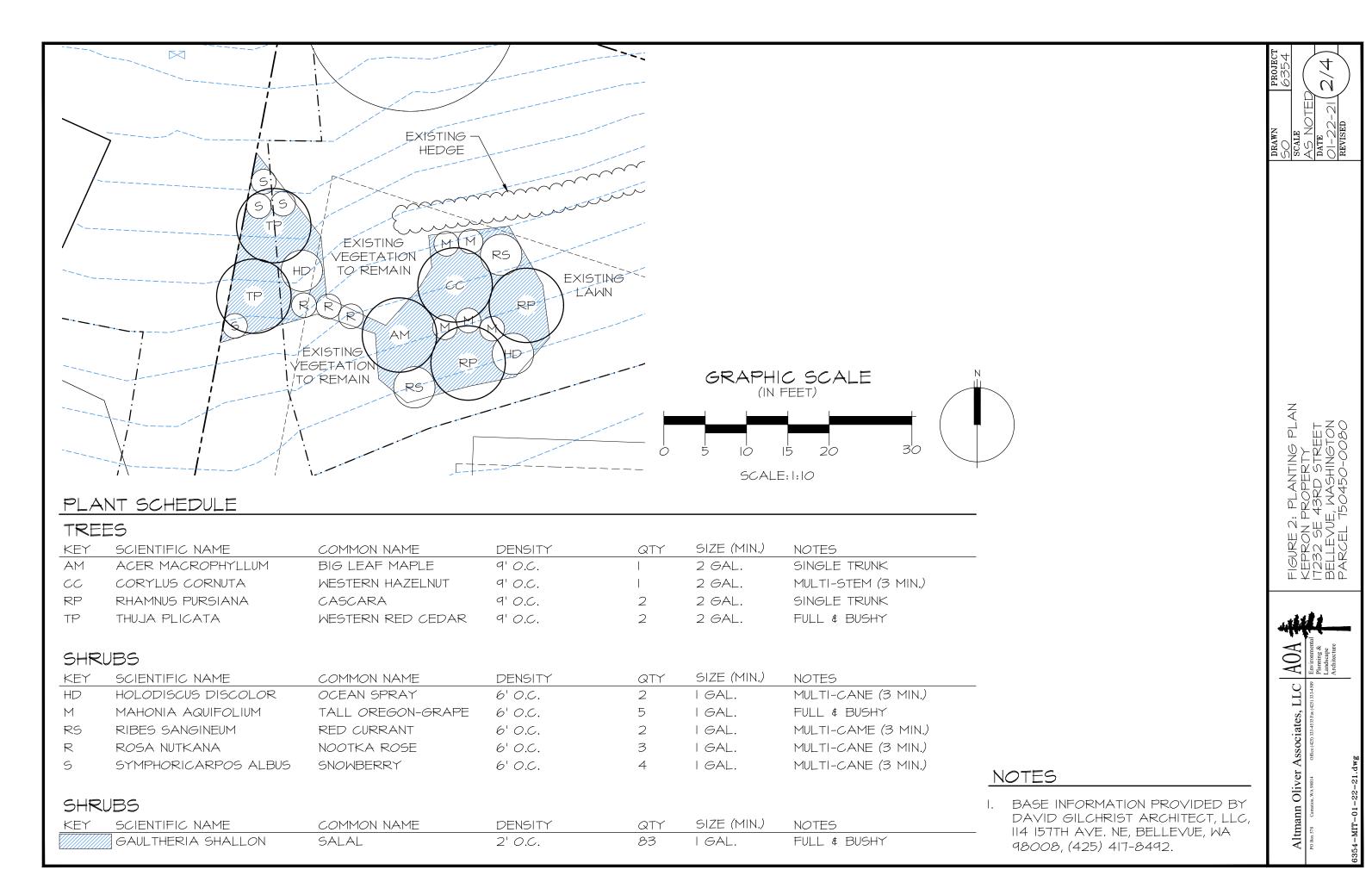


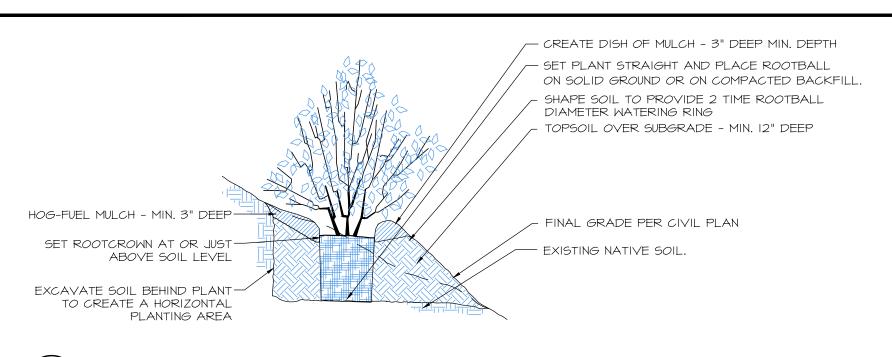
PROJECT INFORMATION SITE PLAN

ISSUE CALUP

DATE 05.07.2021







# $\left( \begin{array}{c} 1 \end{array} \right) \stackrel{CO}{>}_{SCA}$

#### CONTAINER TREE/SHRUB PLANTING ON SLOPE

SCALE: NTS

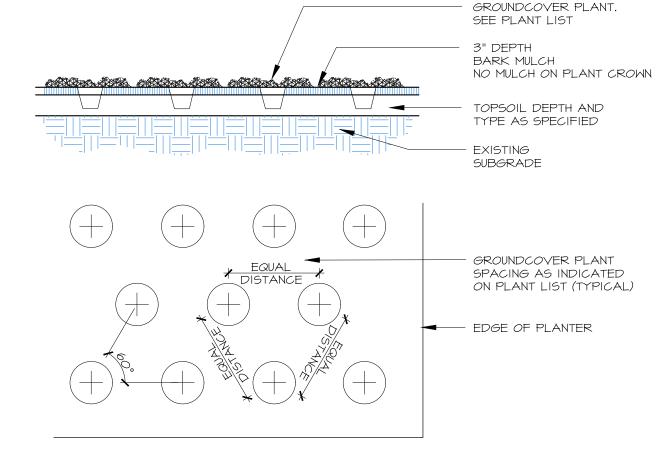




FIGURE 3: PLANTING DETAILS KEPRON PROPERTY 17232 SE 43RD STREET BELLEVIE MASHINGTON

 $\omega$ 

LLC AOA

Environmental
Planning &
Landscape
Architecture

Altmann Oliver Associates, LLC

2. IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE REPLACED IN THE MITIGATION AREA, AS NECESSARY, TO ACHIEVE PRE-DEVELOPMENT GRADES.

3. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER IST AND APRIL 30TH UNLESS IRRIGATION IS IN PLACE AT TIME OF PLANTING.

4. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/10 MIX OF DEJONG'S FERTIL-MULCH TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.

5. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST I YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.

6. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.

7. ALL PLANTINGS SHALL BE IRRIGATED WITH AN ABOVE-GROUND, TEMPORARY IRRIGATION SYSTEM AT A RATE OF 5" OF FLOW 2-3 TIMES WEEKLY, FROM JUNE 15-OCT 15 THE FIRST YEAR AFTER PLANTING. THE SECOND YEAR, FLOW SHOULD BE REDUCED TO PROVIDE 15" OF FLOW 1-2 TIMES WEEKLY FROM JULY 1-SEPT 30. THE SYSTEM CAN BE REMOVED AT THE END OF THE 3-YEAR MONITORING PERIOD.

8. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION

9. PERFORMANCE STANDARDS INCLUDE: I) FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST FIVE YEARS, THE OVERALL MITIGATION AREA WILL CONTAIN AT LEAST 7 NATIVE PLANT SPECIES. FOLLOWING YEAR I, THERE WILL BE 100% SURVIVAL OR RECOLONIZATION OF NATIVE WOODY SPECIES. FOLLOWING YEARS 2-5, THERE WILL BE 85% SURVIVAL RATE OF ALL PLANTED TREE AND SHRUB SPECIES OR EQUIVALENT REPLACEMENT OF A COMBINATION OF PLANTED AND RE-COLONIZED NATIVE SPECIES. 2) AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST FIVE YEARS, EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVER IN ALL PLANTED AREAS. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, PURPLE LOOSESTRIFE, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, PERIWINKLE, SCOT'S BROOM, POISON HEMLOCK, LAUREL, STINKY BOB AND CREEPING NIGHTSHADE. 3) NATIVE WOODY COVERAGE WILL BE IO% AT YEAR I, 20% AT YEAR 2, 30% AT YEAR 3, 40% AT YEAR 4 AND 50% AT YEAR 5.

IO. MONITORING WILL OCCUR ON A TWICE YEARLY BASIS WITH REPORTS SUBMITTED TO THE CITY OF BELLEVUE AT THE ANNIVERSARY OF CONSTRUCTION APPROVAL. REPORT WILL INCLUDE A SUMMARY OF SUCCESS OF THE MITIGATION AREA IN RELATION TO THE APPROVED PERFORMANCE STANDARDS. REPORTS WILL ALSO INCLUDE PHOTOS TAKEN FROM VARIOUS POINTS AT CONSTRUCTION COMPLETION.

II. A PERFORMANCE BOND WILL BE POSTED, PRIOR TO PLAN APPROVAL - SEE KING COUNTY BOND WORKSHEET.

12. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASES ACCORDING TO THE SCHEDULE BELOW.

13. UPON COMPLETION OF THE LAST MONITORING REPORT, IF PERFORMANCE STANDARDS ARE MET, AOA WILL PROVIDE A FINAL REPORT TO THE CITY OF BELLEVUE REQUESTING BOND RELEASE. UPON FINAL APPROVAL BY THE CITY OF BELLEVUE, THE BOND WILL BE RELEASED AND THE PROJECT WILL BE COMPLETE.

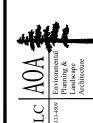
#### ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	7	F	М	А	М	7	J	А	S	0	N	D
WEED CONTROL												
GENERAL MAINT.												
WATERING - YEAR I						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			

I-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

MAINTENANCE WILL INCLUDE:

- I. REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
- 2. CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
- 3. REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE APHID, AS DETAILED BY AOA IN THE MONITORING REPORT.
- 4. REPLACEMENT OF PLANTS, AS DIRECTED BY AOA, IF MORTALITY EXCEEDS 20%.
- 5. THINNING OF RED ALDER AND MOWING OF TALL GRASSES, AS DIRECTED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.
- 6. ANY ADDITIONAL ITEMS IDENTIFIED BY AOA DURING THE FIVE-YEAR MONITORING PERIOD.



Associates, Altmann Oliver